



PIGWIDGEON COTTAGE

HURSTPIERPOINT

Welcome to Pigwidgeon Cottage

Welcome to Pigwidgeon Cottage - an utterly charming and beautifully upgraded four-bedroom home that forms part of a 15th-century timber-framed Wealden hall house, which has been divided into two dwellings, occupying a discreet position on the western edge of Hurstpierpoint, set well back from the road and screened by mature trees.

Believed to date from the 15th century and Grade II listed, the house is believed to be one of the old in the village and combines centuries' old character with considered modern updates, all within walking distance of the village centre and just a short drive from Hassocks mainline station.

If you're looking for a character cottage that offers a quintessential village lifestyle, it really doesn't get much better than this.



A wealth of retained character & charm...

The living space is rich with character and flexibility. The principal sitting room is a generous, dual-aspect room with exposed beams, wood panelling, and a striking inglenook fireplace with oak bressummer — a true focal point and a space that balances scale with cosiness.

A second reception room, currently used as a snug, could just as easily serve as a playroom, study, or occasional fifth bedroom, offering excellent versatility for family life.







Cottage Kitchen

The kitchen has been sympathetically updated in a traditional shaker style, with oak worktops, ceramic floor tiles, and underfloor heating. Integrated appliances include a gas hob, oven, fridge-freezer and dishwasher.

French doors open directly onto the rear terrace, creating a natural flow between inside and out — perfect for warmer months.



Boutique Bedroom

The principal bedroom is like a hotel suite, spanning over two levels, with stairs rising to a striking mezzanine en suite bathroom. This space features a freestanding bath, contemporary glass balustrade and clever lighting touches, adding a boutique feel without losing the period charm.





Sleep & Soak

Upstairs, the first floor provides three comfortable bedrooms and a well-fitted family bathroom. The rear-facing bedroom benefits from a peaceful garden outlook and built-in storage. The second bedroom offers access to a loft-style fourth bedroom above — a flexible space that could suit as a study, dressing room or additional bedroom.



An Outside Oasis

Framed by mature trees and elegantly bordered planting, the garden at Pigwidgeon Cottage offers a serene retreat bathed in dappled light. The lawn, impeccably kept, unfolds beneath the ancient oaks and conifers, while vibrant borders brim with seasonal colour — from architectural fig to delicate forget-me-nots. The garden is entirely enclosed, affording rare privacy, and feels both generous and human in scale — a natural extension of the cottage's intimacy and charm.

To the side an access road leads to the detached garage with parking for a couple of cars too.





Hurst Life

Pigwidgeon Cottage sits on Albourne Road, ideally located just 10 minutes walk from the vibrant and friendly Hurstpierpoint High Street and the local primary school, St Lawrence CofE. This quintessential village is home to a delightful array of shops and eateries, including a deli, bakery, greengrocer, independent boutiques, pubs, restaurants, a library, health centre, and an award-winning cinema— all contributing to its unique charm and appeal.

The bustling High Street epitomises quintessential village life and enjoys an eclectic mix of independent stores, shops, boutiques, pubs and restaurants. The New Inn gastropub has great food and you can enjoy a pint of 'Harveys Best' in front of a roaring open fire. The local's favourite eateries include Village Pizza Kitchen, Hop Tub Taproom/microbrewery, Nurpur Indian, Morleys Bistro and the Fig Tree (fine dining). For a flat white you can head to Fuel or No.7 Coffee shops. Hampers Delicatessen is superb and has freshly baked artisan breads from Fellows Bakery in nearby Ardingly.

For commuters, Hurstpierpoint is conveniently located for Hassocks Station which sits on the mainline and offers fast, regular services to London (Victoria/London Bridge in approx 54 mins), Brighton (9 mins) and Gatwick International Airport (20 mins). When it comes to schooling, the village is home to the well-regarded St Lawrence CofE Primary School. In the private sector, Hurst College enjoys an excellent reputation. For secondary state education, most children attend Downlands in nearby Hassocks. By car, you can easily access the A23(M).



Approx. Gross Internal Floor Area 1435 sq. ft / 133.41 sq. m excluding garage

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Finer Details

Title Number: WSX12006

Tenure: Freehold

Listed: Yes - Grade II

Conservation Area: Yes - Langton Lane

Local Authority: Mid Sussex District Council

Council Tax Band: E

Plot Size: 0.13 acres (total)

Available Broadband: Superfast Fibre

We believe this information to be correct but recommend intending purchasers check personally before exchange of contracts.





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